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一份信任，三份回报！



## MLS Listing - 201 Arichat Rd., Oakville



**201 Arichat Rd**  
**Oakville Ontario L6J 5N5**  
 Oakville 1006 - FD Ford Halton  
**SPIS:** N **Taxes:** \$7,578.46/2025  
**Detached** **Front On:** N **Rms:** 8 + 2  
**Link:** N **Acre:** **Bedrooms:** 4 + 1  
**Sidesplit 4** **Washrooms:** 3  
 1x2xGround, 1x4xUpper,  
 1x4xUpper  
**Lot:** 52.74 x 100.32 Feet **Irreg:** Irreg. Lot/Approx. 86' at Rear  
**Dir/Cross St:** Lakeshore Rd. E./Ford Dr.  
**Directions:** Lakeshore Rd. E./Ford Dr. to Devon Rd. to Digby Rd. to Arichat Rd.

**MLS#:** W12274066 **PIN#:** 247850106

**Possession Remarks:** TBD

<b>Kitchens:</b> 1	<b>Exterior:</b> Brick / Stone	<b>Zoning:</b>
<b>Fam Rm:</b> Y	<b>Drive:</b> Private	<b>Cable TV:</b>
<b>Basement:</b> Finished	<b>Gar/Gar Spcs:</b> Attached / 2	<b>Hydro:</b>
<b>Fireplace/Stv:</b> Y	<b>Drive Park Spcs:</b> 2	<b>Gas:</b>
<b>Heat:</b> Forced Air / Gas	<b>Tot Prk Spcs:</b> 4	<b>Phone:</b>
<b>A/C:</b> Central Air	<b>UFFI:</b>	<b>Water:</b> Municipal
<b>Central Vac:</b> N	<b>Pool:</b> Inground	<b>Water Supply:</b>
<b>Apx Age:</b>	<b>Energy Cert:</b>	<b>Sewer:</b> Sewers
<b>Apx Sqft:</b> 1500-2000	<b>Cert Level:</b>	<b>Spec Desig:</b> Unknown
<b>Assessment:</b>	<b>GreenPIS:</b>	<b>Farm/Agr:</b>
<b>POTL:</b>	<b>Prop Feat:</b> Family Room, Fireplace/Stove	<b>Waterfront:</b>
<b>POTL Mo Fee:</b>		<b>Retirement:</b>
<b>Elevator/Lift:</b>		<b>Oth Struct:</b>
<b>Laundry Lev:</b> Lower		<b>Survey Type:</b> None
<b>Phys Hdcap-Eqp:</b>		

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Main	11.75	x 11.75	Eat-In Kitchen	Granite Counter	Skylight
2	Dining	Main	11.75	x 10.17	Parquet Floor	Crown Moulding	O/Looks Backyard
3	Living	Main	19.59	x 11.91	Parquet Floor	Bow Window	Crown Moulding
4	Family	Ground	17.75	x 10.24	Broadloom	Gas Fireplace	W/O To Patio
5	Prim Bdrm	Upper	15.91	x 13.09	Parquet Floor	4 Pc Ensuite	Closet
6	2nd Br	Upper	13.09	x 9.58	Parquet Floor	Closet	
7	3rd Br	Upper	12.07	x 9.68	Parquet Floor	Closet	
8	4th Br	Upper	12.24	x 7.91	Parquet Floor	Closet	
9	Rec	Bsmt	22.01	x 11.42	Broadloom	Large Window	
10	5th Br	Bsmt	11.58	x 7.35	Broadloom	Closet	

**Client Remks:** 5 Elite Picks! Here Are 5 Reasons to Make This Home Your Own: 1. Beautiful Pie-Shaped Lot (Approx. 86' at Rear) with Private Backyard Oasis Boasting Mature Trees, Gorgeous Perennial Gardens, Patio Area & 16' x 34' Kidney-Shaped I/G Pool. 2. Functional Main Level Featuring Eat-In Kitchen with Skylight & Granite Countertops, Bright Living Room with Bow Window & Separate Dining Room, Plus Spacious Ground Level Family Room with Gas Fireplace & W/O to Patio & Backyard! 3. 4 Good-Sized Bedrooms on Upper Level Including Generous Primary Bedroom Boasting 4pc Ensuite. 4. Cozy Finished Basement Featuring Spacious Rec Room with Large Window, Plus 5th Bedroom, Laundry Room & Huge Crawl Space. 5. Location! Location! Location... in Established Eastlake Neighbourhood Just Minutes to the Lake, Schools, Parks & Trails, Arena, Sports Fields, Hwy Access & Many More Amenities... Plus Just 7 Minutes to Clarkson GO for Commuters with Express GO to Union Station Approx. 30 Min! All This & More... 2pc Powder Room & Access to Oversized 2 Car Garage Complete the Ground Level. Convenient I/G Sprinkler System. Updated Shingles '23.

**Extras:**

**Listing Contracted With:** REAL ONE REALTY INC. **Ph:** 905-281-2888

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